

## Department of Planning and Zoning

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### MEMORANDUM

**To:** The Design Advisory Board  
**From:** Mary O'Neil, AICP, Associate Planner *mo*  
**RE:** ZP 11-0864CA; 1 Golden Place  
**Date:** June 28, 2011

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**File:** 11-0864CA  
**Location:** 1 Golden Place  
**Zone:** RM **Ward:** 5  
**Date application accepted:** May 4, 2011  
**Applicant/ Owner:** Katie Cate  
**Request:** 2 story addition with full basement.

#### **Background:**

- Zoning Permit 01-469, replace the existing fencing with stockade style fencing for the existing single family home. Approved June 2001.
- Zoning Permit 85-220 / COA 85-079; convert a one story ranch to a one story cape. Install casement windows on the west side, Existing aluminum siding. Approved May 1985.

**Overview:** The applicant has submitted a proposal for a two story rear addition that exceeds the existing building in height. The property is subject to Design Review. Staff has made the applicant aware of potential conflicts with Section 6.3.2. (a) 1. of the ordinance, and the owner wishes to proceed and have the application reviewed by this board.

### PART 2: SITE PLAN DESIGN STANDARDS

#### Sec. 6.2.2 Review Standards

##### **(a) Protection of Important Natural Features:**

The rear yard has no significant natural features. Not applicable.

##### **(b) Topographical Alterations:**

The project elevations indicate a walk-out basement with two full stories above. It is not clear if the site slopes away from the dwelling, or this feature illustrates the result of intent to raise the entire addition to secure three full stories.

##### **(c) Protection of Important Public Views:**

There are no important public views affected by this proposed development.

##### **(d) Protection of Important Cultural Resources:**

1 Golden Place does not have historic significance.

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**(e) Supporting the Use of Renewable Energy Resources:**

All construction will be required to meet current energy standards as outlined by Burlington's Electric Department. No part of this application prevents the use of wind, solar, or water energy resources.

**(f) Brownfield Sites:**

None identified.

**(g) Provide for nature's events:**

*Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.*

A Small Project Sediment and Erosion Control Plan has been filed with the city, and preliminary approval given from the City Stormwater Administrator.

*Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.*

There is an existing canopy above the front door; however a proposed new entrance on a rear elevation has no roof cover to provide shelter from inclement weather.

**(h) Building Location and Orientation:**

There is an existing dwelling on the site; the addition is proposed in the rear.

**(i) Vehicular Access:**

No change.

**(j) Pedestrian Access:**

As noted, there is a new entrance illustrated on a side elevation. The site plan does not demonstrate a pedestrian path or walkway to access that door. Some gesture to identify pedestrian entrance should be included.

**(k) Accessibility for the Handicapped:**

Handicap accessibility is not required, but encouraged.

**(l) Parking and Circulation:**

The application illustrates a 12' wide x 45' long driveway, presumed to be existing. There is no specific change noted to the parking arrangement .

**(m) Landscaping and Fences:**

No landscaping plan has been submitted. There are no notations on the site plan relative to proposed changes to landscaping or fencing. The shed noted on the site plan, however, does not meet the required 5' site yard setback requirement, and there are no permits on file for the structure. The shed shall be relocated to meet the required setback (and included within this project), or be removed.

**(n) Public Plazas and Open Space:**

Not applicable.

**(o) Outdoor Lighting:**

*Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.*

No lighting information has been submitted.

**(p) Integrate infrastructure into the design:**

*Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.*

*Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.*

*Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.*

The site plan and elevations do not illustrate the location of utility meters; however submitted photographs show their location on the existing house.

**PART 3: ARCHITECTURAL DESIGN STANDARDS**

**Sec. 6.3.2 Review Standards**

**(a) Relate development to its environment:**

*Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to their context. They shall integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity.*

*The following shall be considered:*

**1. Massing, Height and Scale:**

*While architectural styles or materials may vary within a streetscape, proposed development shall maintain an overall scale similar to that of surrounding buildings, or provide a sensitive transition, where appropriate, to development of a dissimilar scale. **In low and medium density residential districts, the height and massing of existing residential buildings is the most important consideration when evaluating the compatibility of additions and infill development.***

*The proposed addition rises seven feet in height from the existing dwelling, as scaled from the submitted elevations. This is a substantial difference from the existing height, and is therefore in conflict with this provision of the ordinance.*

*Buildings should maintain consistent massing and perceived building height at the street level, regardless of the overall bulk or height of the building. Buildings should maintain a relationship to the human scale through the use of architectural elements, variations of proportions and materials, and surface articulations. Large expanses of undifferentiated building wall along the public street or sidewalk shall be avoided. The apparent mass and scale of buildings shall be broken into smaller parts by articulating separate volumes reflecting existing patterns in the streetscape, and should be proportioned to appear more vertical than horizontal in order to avoid monotonous repetition. (See also (d) Provide an active and inviting street edge below.)*

The proposed two story addition behind a story-and-a half residence presents an abrupt massing and height conflict; specifically contrary to this provision of the ordinance. The addition clearly exceeds the height of the dwelling, and does not acknowledge and attempt to align with the existing building massing and height. Staff has encouraged a modification of the design; in either a cross-gable plan or lowered roofline, but the applicant claims difficulties in redesign.

## **2. Roofs and Rooflines.**

The proposed gable roof is consistent with the existing building and other neighboring buildings; however the height is so extreme so as to be dissimilar and abrupt from the existing plan.

## **3. Building Openings**

A new doorway is proposed for a side elevation, and a walk-out access door at the rear. The double door noted in the secondary level may require a code-specific railing height to meet approval of the building inspector.

### **(b) Protection of Important Architectural Resources:**

1 Golden Place is not a historically significant property.

### **(c) Protection of Important Public Views:**

Not applicable.

### **(d) Provide an active and inviting street edge:**

*Building facades shall be varied along the street edge by the integration of architectural features, building materials, or physical step-backs of the façade along its length. Large expanses of undifferentiated building wall shall be avoided. This may be accomplished by incorporating fenestration patterns, bays, horizontal and vertical façade articulations, the rhythm of openings and prominent architectural features such as porches, patios, bays, articulated bases, stepping back an elevation relative to surrounding structures, and other street level details. The use of traditional facade components such as parapet caps, cornices, storefronts, awnings, canopies, transoms, kick plates, and recessed entries are highly encouraged. In areas where high volumes of pedestrian traffic are desired, the use of architectural recesses and articulations at the street-level are particularly important in order to facilitate the flow of pedestrian traffic.*

While no modifications are proposed for the primary elevation, the height of the looming addition and the long side elevations which may not provide a visual “break” between structural segments are not ideal proposals of a building addition. Off-setting a new building addition from the original structure, creating recesses, porches, or other visual interruptions create greater interest and building complexity. Elevations note a vertical differentiation between the existing dwelling and the new addition – this is preferred, rather than running clapboard or vinyl siding continuously across the entire 45’ expanse.

### **(e) Quality of materials:**

*All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways.*

Materials are not noted in the plan; however the existing building has vinyl siding. It is assumed that a similar material is proposed for the new addition. Regardless, material specifications and details must be clearly stated.

### **(f) Reduce energy utilization:**

*New structures should incorporate the best available technologies and materials in order to maximize energy efficient design. All new construction shall meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.*

See 6.2.2 (e) above.

*New structures should take advantage of solar access where available, and shall undertake efforts to reduce the impacts of shadows cast on adjacent buildings where practicable, in order to provide opportunities for the use of active and passive solar utilization.*

The height of the new addition may impact solar gain on the adjacent property, having modest implications for shading, particularly during the winter months.

**(g) Make advertising features complementary to the site:**

None proposed. Not applicable.

**(h) Integrate infrastructure into the building design:**

The existing utility connections are not proposed for modification; however relocation to a less conspicuous place or landscape screening is recommended.

**(i) Make spaces secure and safe:**

*Spaces shall be designed to facilitate building evacuation, accessibility by fire, police or other emergency personnel and equipment, and, to the extent feasible, provide for adequate and secure visibility for persons using and observing such spaces. Building entrances/entry points shall be visible and adequately lit, and intercom systems for multi-family housing should be incorporated where possible, to maximize personal safety.*

Development shall meet all building and life safety code as defined by the building inspector and the city fire marshal. Inclusion of lighting information is essential for review.

**Recommendation:** Table for redesign to lower the height of the rear roofline. An alternative method to “connect” the building components is suggested, i.e., a cross gable or new roof design with modified roof pitch to make the roof perceivably subordinate.

**Conditions,** should the plan be approved, are recommended as follows:

1. Lighting details shall be submitted for staff review and approval.
2. The applicant shall define if any finished floor area is proposed for the walk-out basement.
3. The shed shall either be relocated to meet the required 5’ side yard setback, or removed from the parcel.
4. A pedestrian path shall be provided to the new side entrance door, illustrated on a revised site plan. The coverage calculation shall be revised accordingly.
5. The railing height of the second floor deck shall be designed to meet the approval of Burlington’s Building inspector. The railing material, and height, shall be defined for staff and illustrated on revised elevations.
6. Proposed sheathing materials and trim details shall be called out on revised elevations.

RECORD

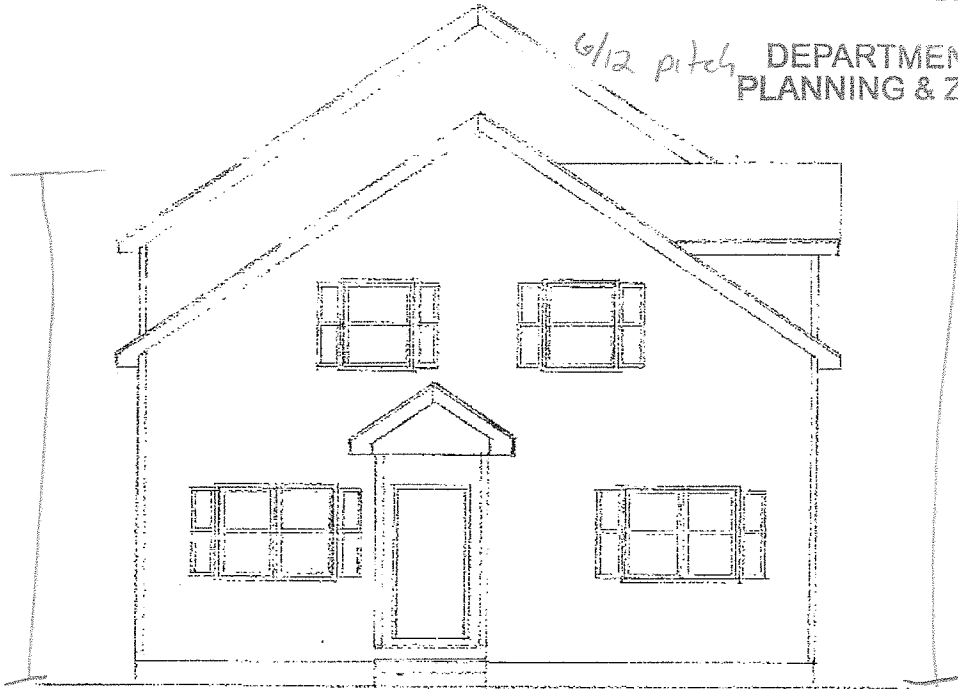
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6/12 pitch

214"



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FRONT ELEVATION

394"

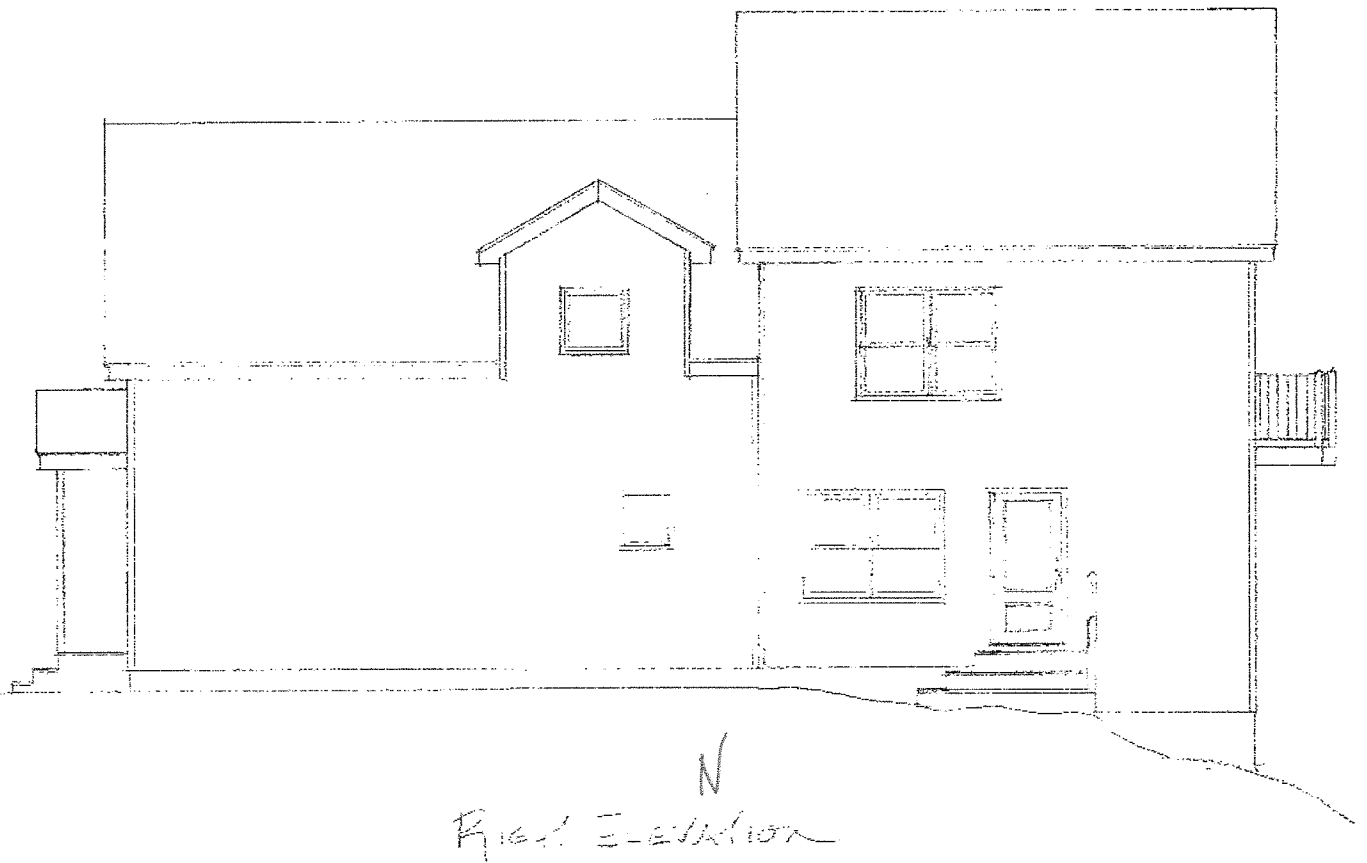
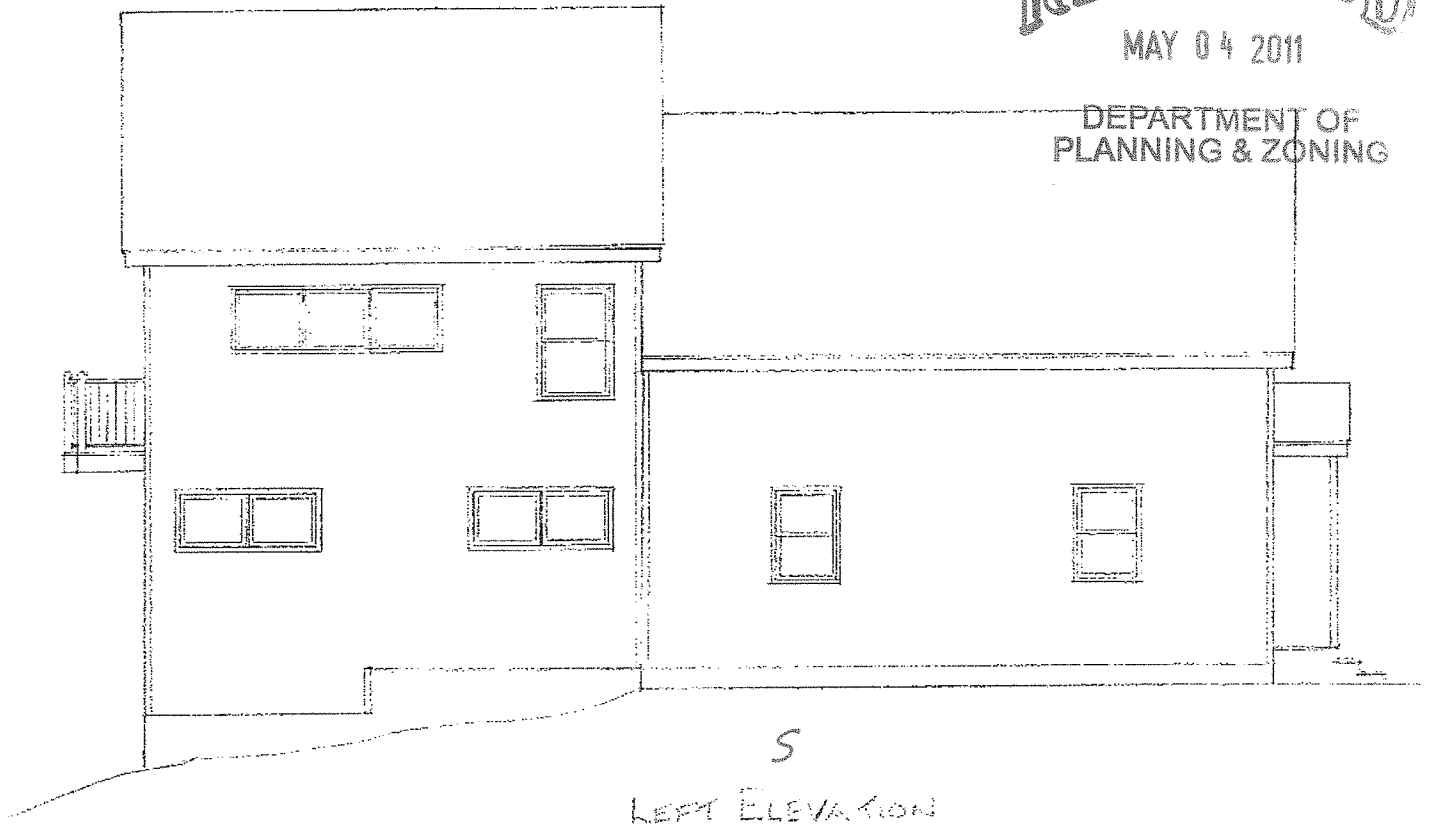


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